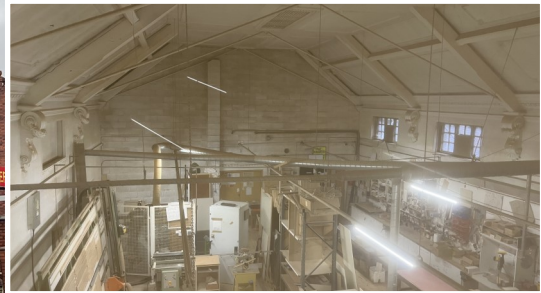


214a Gidlow Lane, Wigan
WN6 7PN

for sale

Showroom & Workshop space
408.87 SQM (4,401 SQFT)



Price £300,000

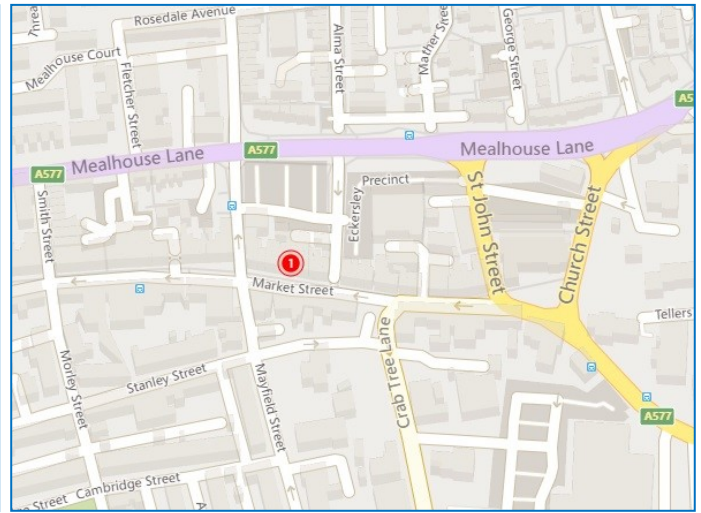
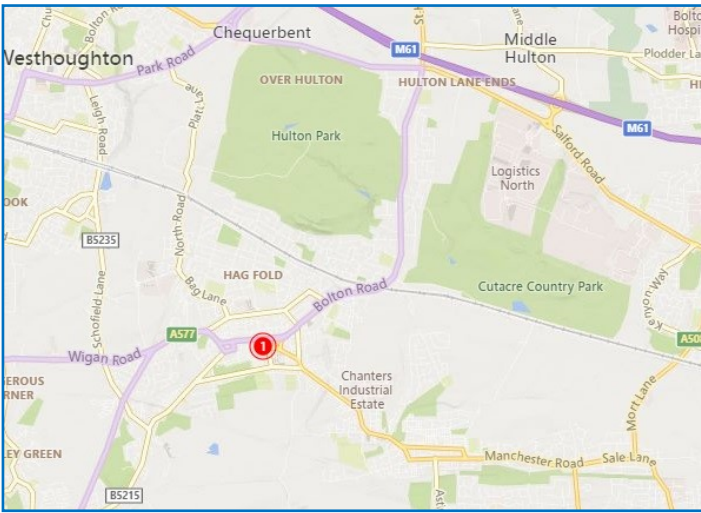
- Commercial space presently offering showroom & workshop but potential for alternative uses.
- Available to acquire as a going concern or for alternative uses
- Vehicular access to rear for loading purposes

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Location

The subject property is prominently positioned fronting Gidlow Lane in a predominately residential suburb to the north of Wigan town centre approximately 1 mile away. Gidlow Lane is a busy thoroughfare with high volumes of traffic and providing easy accessibility to Wigan town centre and the towns road and motorway network.

Description

The subject property has been utilised as a workshop and showroom along with offices and welfare facilities. The property benefits a showroom to the front and a workshop beyond with a rear loading bay which is accessible from an access road, to the rear, via Norfolk Street. The property, which has been utilised for various uses in the past including a place of worship, cinema and a Co-Operative benefits open plan workshop space, which could be put to a variety of different uses subject to gaining necessary consents.

Services

We understand the property benefits all mains services to include gas central heating, 3 phase electric, water and drainage. The property also benefits a warm air gas fired blower to the workshop.

Tenure

We understand the property is held Long Leasehold under title number GM326587

Accommodation

We list below the current configuration of the premises and the accommodation it provides:

	SQM	SQFT
GF Showroom	60.64	653
GF Workshop	149.34	1,607
GF Storage/Loading Bay	61.50	662
GF Ancillary to incl. WC, Kitchen and extraction housing	40.00	431
FF Offices/Showroom	33.95	365
FF Offices/Stores	63.44	683
TOTAL	408.87	4,401

Rating

The property has the following current entry in the 2023 Rating Assessments List.

	RV	Estimated Rates Payable
Workshop & Premises	£14,250	£7,110.75 p.a.

EPC

The property has an Energy Performance Rating of D-95.

Opportunity

Whilst primarily the property is offered for sale as a building only there is opportunity for interested parties to discuss with the Vendors the option to acquire the building and assets of the business to include goodwill established from our clients occupation of the building as a kitchen and bedroom unit manufacturing and fitting business. Our clients are open to consider a sale as a going concern to include goodwill, plant & machinery, tools and stock levels all at a price to be separately negotiated directly with the Vendors in addition to a price to be negotiated for the purchase of the property.

The property is available at a guide price of £300,000.

VAT

All figures are quoted exclusive of Value Added Taxation. VAT may be charged at the prevailing rate. Your legal adviser should verify.

Legal costs

Each party to be responsible for their own legal costs incurred in this transaction

Enquiries & Viewings

Strictly by appointment with the agents
 Email: info@parkinsonre.com
 Tel: 01942 741800

Subject to contract

Feb 2024 AG0733